

**CITY OF HIGH POINT  
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT  
CERTIFICATE OF APPROPRIATENESS CASE 14-01-J  
February 12, 2014**

Request	
<b>Applicant:</b> Matthew Everhart	<b>Owner(s):</b> Same
<b>Proposal:</b> Request for a Certificate of Appropriateness to convert an existing non-contributing carport structure damaged by fire to an enclosed garage.	

Description of Property
Known as the Dallas Zollicoffer house, 1207 Johnson is probably the City's best example of Prairie Style architecture, which is rare in the Carolinas. Built in 1911, the central two story cube is flanked on both sides by one story wings and a one story porch in the front. The hip roof and deep plain eaves sit atop rough stucco walls with (mostly) paired casement style hinged windows. An interesting detail of the home is that, originally, the home was entered by the doors in the side wings, and the front porch was not accessible from the outside. This was changed by cutting a portion of the balustrade wall out and constructing steps up to the porch sometime in the mid-twentieth century. Today, the porch has been changed back to its original configuration.

Details of Proposal
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In 2013, a fire damaged a detached two car carport and storage area on the applicant's property. The carport structure was constructed sometime in the early to mid 1980s, and is considered as not contributing to the historic architecture and character of the Johnson Street Historic District. Mr. Everhart is requesting permission to reconstruct the carport as an enclosed garage. He has indicated that the structure will have a similar roof structure and same shingles as the house, and will have colored pebble-dash stucco to match the house. Trim and gutters will also match the house. The garage will have a roll-up door in a style complimentary to Prairie Style architecture. Garage door, hardware and color choices have been submitted with the application.

Staff Analysis and Comment
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The Development Ordinance states that in granting a Certificate of Appropriateness, the Historic Preservation Commission shall take into account the historic or architectural significance of the property under consideration and the exterior form and appearance of any proposed additions or modifications to a structure. Interior arrangement shall not be considered.

The proposed construction will convert what was a two car carport with a storage area to a fully enclosed two car garage. The carport was built in the 1980s and did little to compliment the architectural style of the house. It had a front facing gable roof with narrow eaves and no use of stucco versus the house's hip roof with wide eaves and stucco finished walls. The applicant's

desire is to make the garage more complimentary to the house by building a similar roof structure with wider eaves and shingles, trim and gutter and stucco walls that match those of the house. The roll-up garage door chosen has vertical panels in four sets of two with 3 pane glass atop each set. Additional hardware will help give the appearance of a sliding or swinging door assembly, which preceded today's roll up style, and which is more congruent to the period of original construction of Johnson Street.

### **Recommendation**

The Planning and Development Department recommends approval of the COA request as submitted. Although this request involves a non-contributing structure, the applicant is making an effort to improve compatibility with the historic house, proposing similar roof design and exterior materials. The staff encourages and supports such changes that have a positive effect on property values within the district, and that add to its historic character.

### **Report Preparation**

This report was prepared by Planning and Development Department staff member Robert L. Robbins, AICP.